



CIRCA
ILLOVO

www.Circa-Illovo.co.za

PHASE ONE
STUDIO, 1 & 2 BED
APARTMENTS
BOND & TRANSFER COSTS INCL
SELLING FROM
R749 500

WHERE EVERYTHING IS WITHIN REACH

ABOUT

Illovo, located in the Sandton area of Johannesburg, is a prominent suburb known for its upscale residential properties, commercial establishments, and proximity to major business districts. The area has seen substantial growth due to its strategic location and modern infrastructure.

Circa-Illovo offers unparalleled access to essential social amenities, enhancing your urban lifestyle with convenience and leisure. Situated at the footstep of a premier golf course and the renowned Wanderers Club, residents can enjoy paddle tennis, 5-a-side soccer, and full sports fields, ensuring endless recreational opportunities. Additionally, the Thrupps Centre, known for its top-quality groceries, is just a short stroll away, providing you with everything you need for daily living right at your doorstep.

Nestled at the corner of Chaplin and Oxford Road, Circa-Illovo offers the ultimate urban living experience. It's an ideal spot for young professionals and creatives, conveniently situated between Johannesburg's major business hubs.

Circa-Illovo is where comfort meets convenience. Don't miss the opportunity to be part of this prestigious community. Secure your unit today and experience the epitome of modern urban living in Illovo.

Enjoy seamless connectivity with easy access to the M1 North and South, putting Johannesburg CBD, Pretoria, and OR Tambo International Airport within reach.



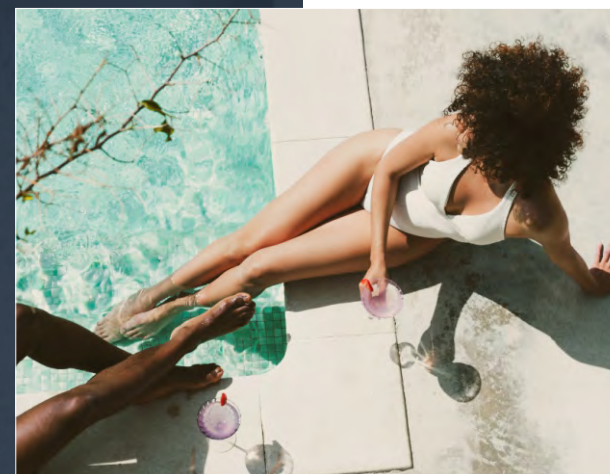
NOW SELLING

STUDIO APARTMENTS
1, 2 & 3 BED APARTMENTS

FROM R749 500
BOND & TRANSFER COSTS INCL

ON SHOW
DAILY:

Mon - Fri:
10:00 - 18:00
Sat & Sun:
11:00 - 14:00



PARTNERS:



CIRCA
ILLOVO

LOCATION

96 OXFORD ROAD, ILLOVO



Circa-Illovo is your hub of convenient living, placing you steps away from top social amenities, premier sports facilities, and everyday essentials.



- Thrupps Illovo Centre 350m
- Illovo Square 600m
- Hyde Park 1.8km
- Rosebank Mall 2.3km
- Melrose Arch 2.4km
- Sandton City 3.7km
- Cresta Mall 9.6km



- Illvo Muse 250 m
- Hogshead 230m
- Bellagio 82m
- Bellinis 96m
- Betty Krockner 550 m
- Le Kreamery 450m
- Grate 600m
- Hyatt Regency Hotel 1.6km
- The Hilton 4.2km
- Protea Hotel Johannesburg Blaika 4.2km



- North and South 2.8km
- Chaplin rd & Oxford rd Bus stop 170m
- Gautrain Station Sandton 3.8km
- Gautrain Rosebank 2.1km
- Gautrain Park Station 8.3km
- Johannesburg Bus station 1km
- Taxi Rank – Sandown 4km



- GIBS Business School 650m
- Bellavista School 1.1km
- Pridwin Preparatory School 1km
- Fairways Primary 1.4km
- St. Davids Marist, Inanda 1.4km
- Hyde Park High School 1.4km
- The IIE's Varsity College 6km
- Grayston Preparatory School 5.5 km
- University of the Witwatersrand 10.5 km
- Edenvale Hospital 9.2km



- Mediclinic Sandton 8.3km
- Netcare Millpark 8.1km
- Nelson Mandela Children's Hospital 6.5 km
- Charlotte Maxeke Johannesburg 7.1km
- Life Flora 16.6km
- Virgin Active Gym Rosebank 1.7km
- Planet Fitness Signature 1.2km



- Inanda Golf Club 2.2km
- Monte Casino 13.9km
- Wanderers Cricket Club 800m
- Wanderers Rugby Club 888m
- James and Ethel Grey Park 1.4km
- Acrobranch Melrose 2.4km
- Weinberg family Park 3.9km
- Johannesburg Zoo 5.5 km
- Delta Park Run 7.7km



- Sandton Office Towers 3.8km
- Wanderers Office Park 1km
- Kingsley Office Park 2.5 km
- Craighall Corporate Office Park 4.7km
- Rosebank Office Park 2.7km
- Supabets Gaming Group 700m
- Sasria SOC LTD 600m
- Illovo Edge 750m
- 25 RUDD 550m
- SRK HOUSE 350m
- BROLL HOUSE 1.8km



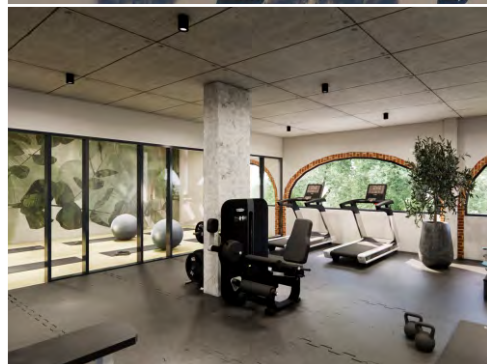
- Sandton Police Station 6.8km
- Rosebank Police Station 2.2km
- Post Office Centre 350m



ON-SITE LIFESTYLE & AMENITIES



- Lounge areas
- Business centre
- Cinema & games room
- Patio area & social space
- Yoga studio
- Well stocked gym
- Back-up generator
- Fully serviced laundromat
- Free Wi-Fi
- Swimming pool
- Braai pods & boma area
- 24 hour security with CCTV Cameras
- Storerooms
- Basement & Covered Parking
- Secure Parking for visitors inside
- Lifts



-  } Underground Parking
-  } Edge Certified Green Building
-  } Free Fibre
-  } Backup Generator
-  } 24 Hour Security
-  } Pool & Braai Areas
-  } Gym
-  } Laundromat
-  } Cinema & Games rooms
-  } Business Centre



FAQ

Who is the Developer?

International Housing Solutions (IHS) with HB Realty as the project manager.

Who is the building contractor?

Tyris construction.

Who is the transferring attorney?

Tonkin Clacey Inc.

If I buy as an investment, do you offer rental management?

We do offer a full turn-key solution for investors where we secure a tenant & manage your rental unit on their behalf.

Can I AirBNB my unit?

Yes, Airbnb is allowed subject to the operating rules for shortstay rentals.

Are pets allowed?

Unfortunately due to the nature of the complex, only service pets will be allowed.

How much is the deposit?

An initial non-refundable deposit of R20 000 is payable to secure the reservation of each unit. In the event that the pre-approval is done through our preferred supplier, a R10 000 deposit can be secured.

All funds must be deposited in to the conveyancers trust account, within 7 days from the request, which shall be invested into an interest-bearing account, with all interest accrued will be to your benefit.

What levies and R&T are expected?

Studio	approx. Levies R990 R&T R750
1 Bedroom	approx. Levies R1313 R&T R884
2 Bedroom	approx. Levies R1936 R&T R1115

When will construction start?

Construction already started in March 2024 & is currently in process.

When will I be able to move into my home??

Once occupation certificates are received - estimated date for Transfer – January 2025.

Can I occupy before transfer?

You can occupy the unit as soon as occupational certificates are issued. If you wish to occupy the unit before transfer, occupational rent is calculated at only 10.9% of the total purchase price, payable to the Seller monthly in advance from the date of occupation until the date of Transfer.

Will there be back-up power?

Yes, there will be a back-up power for all communal areas. Should back-up power be made available to units at a reasonable cost of which will be added to the levy.

How do I get internet connection?

All units are already wired with a 10MB uncapped fibre line and router, the levy will include this service. The resident may however elect to upgrade their package to a faster line if they so choose.

Is there additional storage units available to rent or buy?

Yes, there will be storage units available for rental and potentially for sale at a later stage.





UNITS

STUDIO 1 & 2 BEDROOM



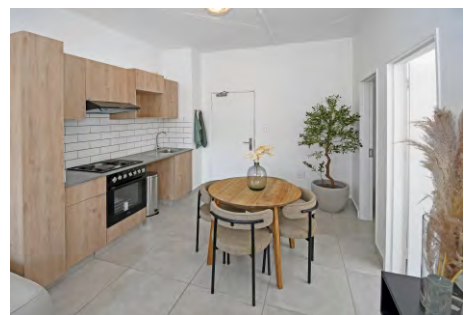
STUDIO

from R749 500



1 BEDROOM

from R864 000



2 BEDROOM

from R1 164 500



UNIT FEATURES

- Studio, 1 bed & 2 bed units
- Fully tiled with built in cupboards
- Modern kitchens with built-in cupboards & Ceran hobs and oven, extraction fans
- Open plan living areas
- High quality finishes
- Space for appliances

INVESTMENT OPPORTUNITY

Illovo has become one of the upmarket hotspots for young professionals and creatives, conveniently located between Johannesburg's two business hubs, Sandton and Rosebank.

Illovo is renowned as the lively and trendy center of life in Johannesburg, offering a vibrant mix of good food and cool bars. Sports enthusiasts, in particular, will appreciate the presence of the Wanderers Cricket Club and Golf Course right in the heart of Illovo. During sporting events, the suburb truly comes alive, attracting locals and creating a buzzing atmosphere. This dynamic vibe not only enhances the quality of life but also secures a promising future for your investment, as many fall in love with the unique energy Illovo exudes.

A truly unbeatable location is one of Illovo's biggest advantages. Set amidst the highly affluent suburbs of Hyde Park, Sandhurst, Inanda, Melrose & Rosebank, this area has much to offer.

Initially, a quiet, expensive residential neighbourhood, this suburb has transformed in recent years into a vibrant mixed-use area.



Circa-Illovo apartments are brand new.

Excellent rental income opportunity.



Average 1 bed apartment price in the area @ >R1 million.

Invest in a unique concept in the area.



Since 2016, Illovo has seen a 6% average year-on-year capital appreciation.



Upon registration - start earning a rental income immediately



Excellent ROI



Only R20 000 deposit

(Only R10 000 if applying through us)



Reputable & trusted residential developer

UNIT TYPE	PURCHASE PRICE	INDICATIVE RENTAL	BOND REPAYMENT @ 11.5%	HOW MUCH MUST I EARN TO QUALIFY?	GROSS RENTAL YIELD	ESTIMATED LEVIES	BOND & TRANSFER FEE SAVINGS
STUDIO	R 749 500	R 7 120	R 7 992	R 26 650	11.40%	R 990	R 60 426
1 BED	R 864 000	R 7 750	R 9 213	R 30 750	10.76%	R 1 313	R 65 348
2 BED	R 1,164 500	R 9 840	R 12 418	R 41 395	10.14%	R 1 936	R 76 754



Did you know that our in-house finance team have direct channels with all financial institutions? They can assist with **FREE**, no obligation pre-approvals & bond applications!

We take the stress off your hands & present you with the best offer between all the various banks.

**Benefit from a reduced deposit upon pre-approval through Multinet*



SECURE YOUR FUTURE TODAY!

BUYING PROCESS

- 1** Choose from our selection of available apartments
- 2** Pre-qualify for your home loan with our accredited Bond Originator, Multinet
- 3** Get your FICA paperwork in order
- 4** Apply for your home loan and get approved
- 5** Pay your R20 000 deposit and sign your sale agreement
- 6** Pay the balance of the purchase price
- 7** Take transfer in a few months
- 8** Congratulations! Embrace living at the best address in town



THE BEST ADDRESS IN TOWN

BY INVESTING
YOU'LL RECEIVE
EXCELLENT ROI ON
RENTAL INCOME
AND PROPERTY VALUE
APPRECIATION IN THIS
PERFECTLY SITUATED
DEVELOPMENT



Prime
Location
- Sandton
- Illovo
- Rosebank



Outstanding
Investment
Opportunity



Low
Levies



Excellent
ROI



Edge Certified: Benefit from green
bonds and lower interest rates



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